This Instrument Prepared By:
W. Lee Corbett, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Samuel E. and Jane G. Stumpf 2 Foxhall Close Nashville, TN 37215	SAME	Map 17-9-A Parcel 2

Davidson County DEEDWARR
Recvd: 01/14/05 14:37 3 pgs
Fees:18.00 Taxes:1703.85
20050114-0005492

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Elizabeth Folger ("Grantor"), has bargained and sold, and by these presents does transfer and convey to Samuel E. Stumpf, Jr., et ux Jane G. Stumpf, ("Grantee"), their heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

> Being Lot No. 2 on the Plan of Foxhall Close, a Planned Residential Development, of record in Book 4860, page 46, Register's Office of said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Alvin G. Folger and wife Elizabeth Folger by deed from Merrill Lynch Relocation Management, Inc. of record in Book 5713, page 268, Register's Office for Davidson County, Tennessee, said Alvin G. Folger having died in Davidson County, Tennessee on October 31, 2000.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

The Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) Subject to Plan of Foxhall Close Planned Residential Development, filed in Book 4860, page 46, as amended in Book 5839, page 610, Register's Office for Davidson County, Tennessee.

(2) Subject to Charter of Foxhall Close Co-operative Corporation filed at Book 5147, page 812, as amended in Book 5842, page 860, Register's Office for Davidson County, Tennessee.

(3) Subject to Easement Agreement for Sanitary Sewer and/or Storm Drainage filed at Book 6897, page 51, Register's Office for Davidson County, Tennessee.

(4) Subject to Easement Agreement and Amendment of Declaration of Covenants, Conditions, and Restrictions filed at Book 8371, page 444, Register's Office for Davidson County, Tennessee.

(5) Subject to the rights of others in and to the common areas/elements.

(6) Subject to a lien for special assessments contained in the Declaration of Covenants, Conditions, and Restrictions.

(7) Subject to restrictions contained in the Declaration of Minutes, Resolution and Agreement filed in Book 5792, page 781, as amended in Book 5832, page 378, and Page 8371, page 444, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2 Foxhall Close, Nashville, Davidson County, Tennessee 37215.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 3rd day of January, 2005.

Elizabeth Folger

Elizabeth Folger

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Clay

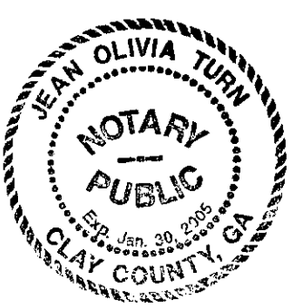
Personally appeared before me, an official Notary Public of the said county and state, Elizabeth Folger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 8th day of January, 2005.

Jean Olivia Turn

Notary Public

My Commission Expires: January 30, 2005



Folger/Deed

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $460,500.00.

Affiant

Sworn to and subscribed before me this 14th day of January, 2005.

LAURA STEWART
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires SEPT. 22, 2007

Folger/Deed